

**CITY OF PROVIDENCE**

**PUBLIC NOTICE**

**ZONING BOARD OF REVIEW**

**190 DYER STREET**

**PROVIDENCE, RHODE ISLAND 02903-3902**

**FEBRUARY 26, 2008**

**Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall on Tuesday, March 11, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:**

**5:30 P.M.**

**JARR REALTY, LLC: 523-525 Eaton Street (corner Enfield Ave.), Lot 576 on the Tax Assessor's Plat 85 located in a Residential R-1 One-Family Zone; to be relieved from Sections 201.7, 205.1, 303-use code 56.1, 607.1 and 703.2 in the proposed expansion of the existing restaurant (within the envelope of the existing building) into the space previously containing a barber shop. The applicant is requesting a use variance in order to increase seating from 8 to 20 seats and requests relief from regulations restricting the expansion of a legal nonconforming use, and a dimensional variance relating to the provisions for signage, two 3' x 10' wall signs are proposed for each**

frontage, and the parking requirement, whereby this proposal has a shortfall of 2 parking spaces. No change is proposed for the existing single-family dwelling, which also occupies the subject property. The lot in question contains approximately 4,187 square feet of land area.

7:00 P.M.

**OLNEY HOPE REALTY, LLC:** 349 Hope Street (corner Olney St.), Lot 17 on the Tax Assessor's Plat 11 located in a Residential R-1 One-Family Zone; to be relieved from Sections 303-use code 46, 703.2, 704.2(C) and 705 in the proposed inclusion of professional services (within the envelope of the existing building) on the first and second floors. The third floor would contain a single dwelling unit. The applicant is requesting a use variance and seeks relief from regulations governing permitted uses, whereby, professional office space is not allowed within residential districts. This proposal meets the parking requirement if tandem-parking relief is granted. The lot in question contains approximately 9,700 square feet of land area.

**ROBERT ESTMAN:** 198 Smith Street (corner Holden St.), Lot 411 on the Tax Assessor's Plat 67 located in a General Commercial C-2 Zone; to be relieved from Sections 305 and 703.2 in the proposed use of the existing building as a rooming house, 16 rooms. The existing use of the property (at issue) is a two-family dwelling under Permit No. 1349 issued on June 30, 1936 and Permit No. 1306 issued on July 19, 1939. The property has been used as 9 rooming units for a substantial

period of time pursuant to documentation submitted by the applicant.

Temporary lodging is permitted within this C-2 district, however a dimensional variance is sought because this proposal does not meet the lot area per rooming unit requirement, which is 750 square feet of land area per unit or 6,400 square feet. The lot in question contains approximately 3,606 square feet of land area. Further, the applicant seeks relief from the parking requirement, whereby, 16 parking spaces are required; the subject property has no open space available for on-site parking.

**ERVIN R. QUIROA:** 598 Union Avenue (Plat 109, Lot 504) and 140 Rear-Prudence Avenue, 144 Rear-Prudence Avenue & 148 Rear-Prudence Avenue (Plat 109, Lots 50, 51 & 52) located in a Residential R-3 Three-Family Zone; to be relieved from Sections 105.2, 304, 425.1(A)(1) and 425.2 in the proposed subdivision and reconfiguration of 4 existing lots into 3 new lots, with an existing four-unit building to remain, and two new two-unit residential buildings to be constructed, one on each of the two new lots in the rear. In the R-3 district, the minimum lot width and frontage requirement is 50 feet. The existing lot 504 has 70 feet of width and frontage. The existing lots 50, 51 & 52 all have zero feet of frontage and an actual width of 40 feet. A new lot containing approximately 8,007 square feet of land area would be created upon which the existing four-family dwelling would remain at 598 Union Avenue. A second new lot would be created containing approximately 6,145-sq. ft. upon which a new 26' x 44' 2-story, two-family dwelling would be

constructed behind the existing four-family structure. A third new lot would be created containing approximately 7,605-sq. ft. of land area upon which a new 26' x 44' 2-story, two-family dwelling would be constructed to the east of the second new lot. All lots are required to have a minimum lot width and frontage of 50 feet. The existing four-family dwelling will remain on its new lot having 50 feet of lot width and frontage, however the new second and third lots would have a frontage of only 10 feet. The existing four-family dwelling is a legal non-conforming use in this residential R-3 three-family district. The proposed new structures are permitted only when located on lots meeting the dimensional regulations. The applicant is requesting a dimensional variance and seeks relief from regulations governing minimum lot width & frontage, the rear yard setback requirement, whereby the applicant proposes a rear yard setback for the new structures of 14 feet; the required rear yard setback is 25 feet. Further relief is requested from the canopy coverage requirement (amount of trees), and the landscaping requirements. The lots in question contain approximately 21,820-sq. ft. of land area.

**THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.**

**THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE**

**OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.**

**ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.**

**LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.**

**PETER D. CARNEVALE, SECRETARY  
(401) 421-7740 EXT. 376**